

# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Pat Lehane,  
Gerald McCarthy,  
72 Main Street,  
Macroon,  
Co Cork.

07/05/2024

**RE: Section 5 Declaration R843/24 1 Emerald View, Mallow Road,  
Cork, T23 PP40.**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise as follows:

The Planning Authority, in review of the above and having regard to –

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that proposed *construction of a single storey rear extension at 1 Emerald View, Mallow Road, Cork* **Is Development** and is **Not Exempted Development**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued.



**We are Cork.**

Is mise le meas,

David O'Regan

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**Assistant Staff Officer,  
Community, Culture &  
Placemaking Directorate**

<b>PLANNER'S REPORT</b>		Cork City Council Culture, Community and Placemaking
<b>Ref. R843 /24</b>		
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Is the construction of a single storey rear extension at 1 Emerald View, Mallow Road, Cork, considered exempted development?</i>	
<b>Location</b>	1 Emerald View, Mallow Road, Cork, T23 PP40	
<b>Applicant</b>	Pat Lehane	
<b>Date</b>	02/05/2024	
<b>Recommendation</b>	<i>Is Development and Is Not Exempted Development</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

### 1. Requirements for a Section 5 Declaration

Section 5(1) of the Planning and Development Act 2000 as amended states,

*5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.*

The requirements for making a section 5 declaration are set out in the Act.

### 2. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q3 of the application form:

*Is the construction of a single storey rear extension at 1 Emerald View, Mallow Road, Cork, considered exempted development?*

### 3. Site Description

The property in question is a recently constructed two storey semi-detached dwelling a recently constructed small residential estate on the Old Mallow Road. There are a total of 6 no. residences, in the estate.

I note that 4 no. additional Section 5 applications have been received posing a similar question regarding no.s 3, 4, 5 & 6 Emerald View. These are Section 5 ref. no.s R844/24, R845/24, R846/24 and R847/24.

### 4. Relevant Planning History

*On site*

**14/36179** The development of 6 semi-detached dwellings and all ancillary car parking, landscaping and site development works at the former Garda Station, Old Mallow Road, Blackpool, Cork. The proposed development includes the demolition of a shed; the change of use and conversion of the former Garda Station to 2 semi-detached dwellings; minor modifications to the facade of the former Garda Station, alterations to the front boundary and the construction of 4 two-storey, semi-detached dwellings.

**Outcome** Granted 10/04/2015

**Note – Condition No. 2**

*Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001 (as amended), and any statutory provision replacing or amending them, no development falling within Class 1 of Class 2 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without the prior grant of planning permission.*

**Reason** *In order to ensure that a reasonable amount of usable private open space is retained for the benefit of occupants of the extended dwelling*

**On same property**

**22/41260** Permission to construct a two-storey dwelling house and for all associated works.

**Outcome** Refused 05/09/2022

**Reason** The proposed development would materially contravene the provisions of the Cork City Development Plan 2022-2028, specifically Objective 6.18 (b) with regard to development on an open space which forms part of an executed planning permission. This site has been formally laid out as public open space and, if removed, the development would seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

**5. Legislative Provisions****5.1 The Act**

Section 2(1),

*“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

Section 3(1),

*In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or ‘the making of any material change in the use of any structures or other land’*

Section 4(1)(h),

*The following shall be exempted developments for the purposes of this Act-development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

Section 4(2),

*Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.*

Section 5(1),

*(See section 1 of this report)*

Section 177U (9) (screening for appropriate assessment)

*In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.*

**5.2 The Regulations****Article 6 (1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

**SCHEDULE 2, ARTICLE 6, PART 1, Exempted Development — General**

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i> <b>CLASS 1</b> The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>

**Article 9 (1)**

*Development to which article 6 relates shall not be exempted development for the purposes of the Act*

–

*(a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.*

**6. ASSESSMENT**

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so falls within the scope of exempted development.

**6.1 Development**

The first issue for consideration is whether or not the matter at hand is 'development'.

'Development' as defined in the Act (3)(1) comprises two possible chief components: *'the carrying out of any works on, in, over or under land', or 'the making of any material change in the use of any structures or other land'*. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as *'the carrying out of any works on, in, over, or under land' including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal, and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.'*

I consider that the proposed rear extension constitutes development.

**6.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development. Rear extensions are often categorised as exempted development in accordance with Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), if they meet with the conditions and limitations set out in Colum 2 and the provisions if Article 9.

I note however that Article 9(1)(a)(i) states that all classes of exempted development to which Article 6 relates shall not be exempted development if the development would contravene a condition attached to a permission. Condition no. 2 on grant of permission ref. no. 14/36179, under which the subject property at no. 1 Emerald View was permitted specifically states that Class 1 type exemptions shall not apply.

Accordingly, the proposed development cannot rely upon this exemption. No other exempted development provision exists that would exempt the proposed rear extension from the requirement for planning permission.

I recommend that a declaration be issued to stated that the proposed development is development and is not exempted development.

In making this recommendation I note that there are some aspects of the subject estate that may not accord with the permission granted under permission ref. no. 14/36179. This could de-exempt the development as per Article 9(1)(a)(viii) – that exempted development to which Article 6 relates shall not be exempted

development if it would consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use. Further information would be required to clarify this matter. Given the substantive restriction set out in Article 9(1)(a)(i) however I do not recommend that further information is sought.

## 7. ENVIRONMENTAL ASSESSMENT

### 7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an environmental impact statement is not required to be submitted.

### 7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly it is considered that appropriate assessment is not required.

## 8. Conclusion

The question has been asked –

*Is the construction of a single storey rear extension at 1 Emerald View, Mallow Road, Cork, considered exempted development?*

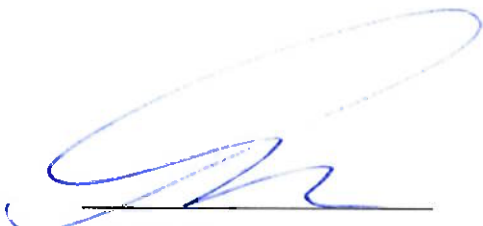
Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the proposed altered layout is development and is not exempted development

## 9. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that proposed *construction of a single storey rear extension at 1 Emerald View, Mallow Road, Cork* **Is Development** and is **Not Exempted Development**.



Martina Foley  
A/ Senior Executive Planner

Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall,  
Anglesea Street,  
Cork.

26/04/2024



**Re: Single Storey Rear Extensions – Declaration of Exemption**

**At: 1,3,4,5,6 Emerald View, Mallow Road, Cork.**

A Chara,

In respect of the proposed developments outlined above we write to request a declaration of exemption from the obligation to apply for planning permission in accordance with the Planning and Development Regulations Schedule 2 Part 1 Exempted Development (Class 1) on behalf of our client, Pat Lehane for five separate dwellings at Emerald View.

Development within the curtilage of a house Class 1:

*The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or side of the house.*

In respect of the above we note that the properties have not been extended previously, the floor area for the proposed extension for house no. 1 is approximately 27m<sup>2</sup> (internal), and house no. 3-6 is approximately 22m<sup>2</sup> each (internal) and as such does not exceed 40m<sup>2</sup>. The highest part of the roof of the extension does not exceed the eaves, or the highest part of the existing dwelling. The roof of the extension will not be used as a balcony or a garden.

In support of this application, please find enclosed the following documents:

- 5no. Section 5 Declaration Application Forms (1no. per dwelling)
- 10 no. copies 6" record place map (2no. pre dwelling)



- 10 no. copies 1:1000 / 1:2500 rural place map (2no. per dwelling)
- 10 no. copies site layout @ scale 1:250 (2no. per dwelling)
- 10 no. copies of proposed floor plans, section, elevations @ scale 1:100 (2no. per dwelling)
- Application fee of €80.00 per dwelling amounting to €400.00 total.

We trust you will find the enclosed documents in order, and we await your response.

Yours Sincerely,



**Eoghan McKivergan** BSc. Arch Tech.

**COMHAIRLE CATHRACH CHORCAÍ**  
**CORK CITY COUNCIL**

Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail [planning@corkcity.ie](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924029

Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)

**SECTION 5 DECLARATION APPLICATION FORM**  
under Section 5 of the Planning & Development Acts 2000 (as amended)

**1. NAME OF PERSON MAKING THE REQUEST**

PAT LEHANE

**2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT**

1 EMERALD VIEW, MALLOW ROAD, CORK  
T23 PP40

**3. QUESTION/ DECLARATION DETAILS**

**PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:**

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

*Note: only works listed and described under this section will be assessed under the section 5 declaration.*

IS THE CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION AT 1 EMERALD VIEW, MALLOW ROAD, CORK, CONSIDERED EXEMPTED DEVELOPMENT?

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

*(Use additional sheets if required).*

DEVELOPMENT MANAGEMENT  
CCP

29 APR 2024

CORK CITY COUNCIL

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

No

5. Is this a Protected Structure or within the curtilage of a Protected Structure?  No

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

6. Was there previous relevant planning application/s on this site?

If so please supply details:

No

### 7. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	110.43m <sup>2</sup> / 27.18m <sup>2</sup>
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m)
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)

### 7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question	N/A	
If you are not the legal owner, please state the name of the owner if available	N/A	

8. I / We confirm that the information contained in the application is true and accurate:

Signature: 

ON BEHALF OF  
PAT LEHANE

Date: 26/04/24.

### **ADVISORY NOTES:**

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

*The application should be sent to the following address:*

**The Development Management Section, Community, Culture & Placemaking  
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

Please email [planning@corkcity.ie](mailto:planning@corkcity.ie) with any queries.

- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

*The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.*

### **DATA PROTECTION**

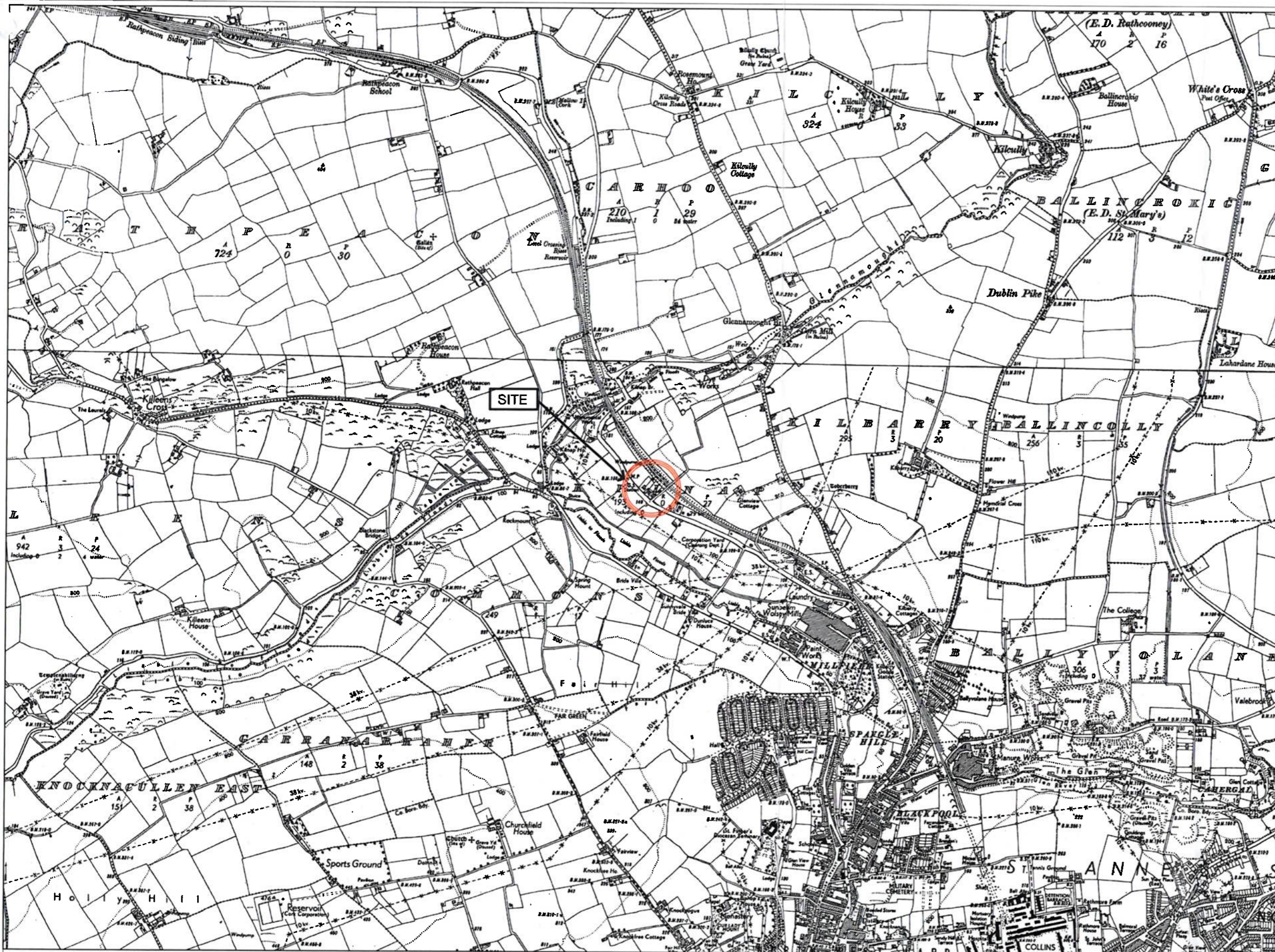
*"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>*

*We request that you read these as they contain important information about how we process personal data.*

1. Plan, drawings and maps accompanying an application for a Section 5 Declaration on exempted development shall all be in metric scale and comply with the following requirements:-

\* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

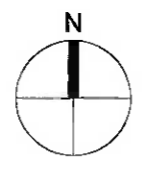
- (a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,
  - (b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,
  - (c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,
  - (d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,
  - (e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,
  - (f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,
  - (g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,
  - (h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,
  - (i) plans and drawings shall indicate the name and address of the person by whom they were prepared.
2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.
3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.



Description:  
 Digital Landscape Model (DLM)  
 Publisher / Source:  
 Ordnance Survey Ireland (OSI)  
 Data Source / Reference:  
 PRIME2  
 File Format:  
 Autodesk AutoCAD (DWG\_R2013)  
 File Name:  
 v\_50394617\_1.dwg  
 Clip Extent / Area of Interest (AOI):  
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 LRX,LYR= 566921.7141,574529.6407  
 ULX,ULY= 566338.7141,574959.6407  
 URX,URY= 566921.7141,574959.6407  
 Projection / Spatial Reference:  
 Projection= IREN195\_Irish\_Transverse\_Mercator  
 Centre Point Coordinates:  
 X,Y= 566630.2141,574744.6407  
 Reference Index:  
 Map Series | Map Sheets  
 1:1,000 | 6337-13  
 1:1,000 | 6337-14  
 1:2,500 | 6337-B  
 Data Extraction Date:  
 Date= 15-Apr-2024  
 Source Data Release:  
 DCMLS Release V1.175.118  
 Product Version:  
 Version= 1.4  
 License / Copyright:  
 Ordnance Survey Ireland Terms of Use apply.  
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 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.  
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.  
 Suirbhéireacht Ordán is Éireann, 2024  
 Arna thionsú agus arna fhóisiú ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.  
 Sáraitonn atáirgeadh neamhúdaraithe cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.  
 Gach cead ar cosnadh. Ní ceadmhach aon chuid den fhóilseáchan seo a chóipeáil, a atáirgeadh nó a tharhair in aon foirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchearta.  
 Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar choad síl.  
 Ní thaispeánann léarscáil de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí díesthúil de mhaoin riamh, ná úinéireacht de ghnéithe fhisiciúla.  
 OS Ireland Licence No: AR 0119816

**Lee GERALD MCCARTHY**  
 architects

72 Main Street, Macroom, Co. Cork  
 Tel: 026 23880 / 029 71939  
 Mob: 086 8324301  
 Email: [info@gmccarchitects.ie](mailto:info@gmccarchitects.ie)

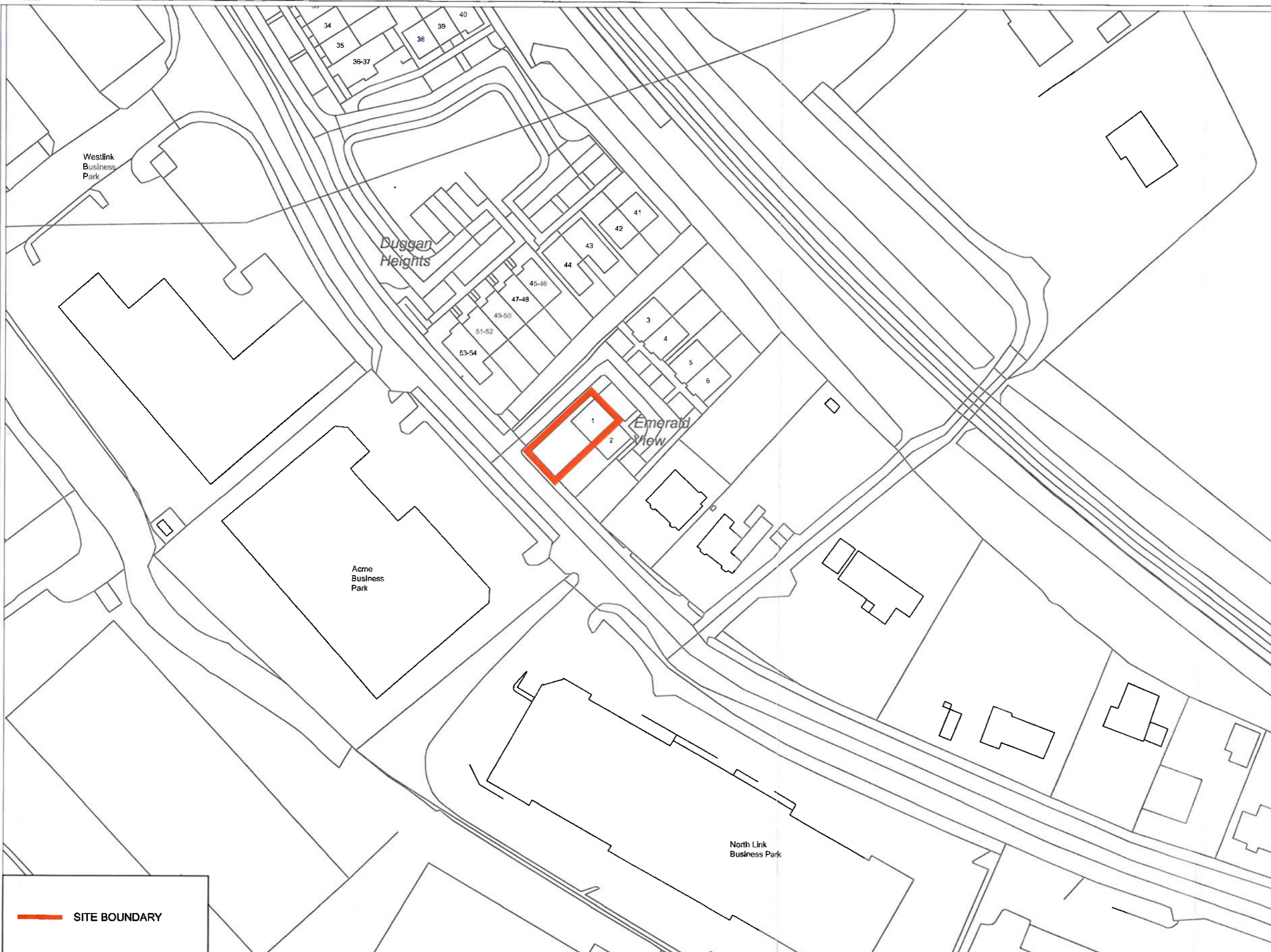


No.	Description	Date

CLIENT  
**Pat Lehane**

JOB TITLE  
**Proposed Extension at No. 1 Emerald View**

DRAWING TITLE		OS- 01	
<b>1:10,560 OS Record Map</b>			
Project number		Date	April 2024
Drawn by	EMK	Checked by	GMC
		Scale	1 : 10,560

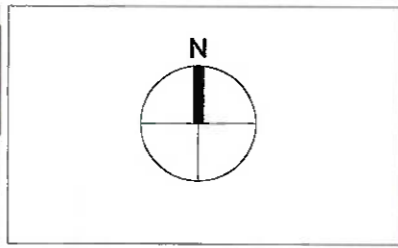


Description:  
 Digital Landscape Model (DLM)  
 Publisher / Source:  
 Ordnance Survey Ireland (OSi)  
 Data Source / Reference:  
 PRIME2  
 File Format:  
 Autodesk AutoCAD (DWG\_R2013)  
 File Name:  
 v\_50394617\_1.dwg  
 Clip Extent / Area of Interest (AOI):  
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 Projection / Spatial Reference:  
 Projection= IREN95\_Irish\_Transverse\_Mercator  
 Centre Point Coordinates:  
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 Reference Index:  
 Map Series | Map Sheets  
 1:1,000 | 6337-13  
 1:1,000 | 6337-14  
 1:2,500 | 6337-B  
 Data Extraction Date:  
 Date= 15-Apr-2024  
 Source Data Release:  
 DCMLS Release V1.175.118  
 Product Version:  
 Version= 1.4  
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 Sáralonn atáirgeadh neamhúdaráithe cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.  
 Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóilsachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon foirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt.  
 Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead eile.  
 Ní thaispeánann léarscáil de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí deathúil de mhaoin riamh, ná úinéireacht de ghnéithe fhisiciúla.

— SITE BOUNDARY

**GERALD MCCARTHY**  
 architects

72 Main Street, Macroom, Co. Cork  
 Tel: 026 23880 / 029 71939  
 Mob: 086 8324301  
 Email: [info@gmcarcitects.ie](mailto:info@gmcarcitects.ie)



No.	Description	Date

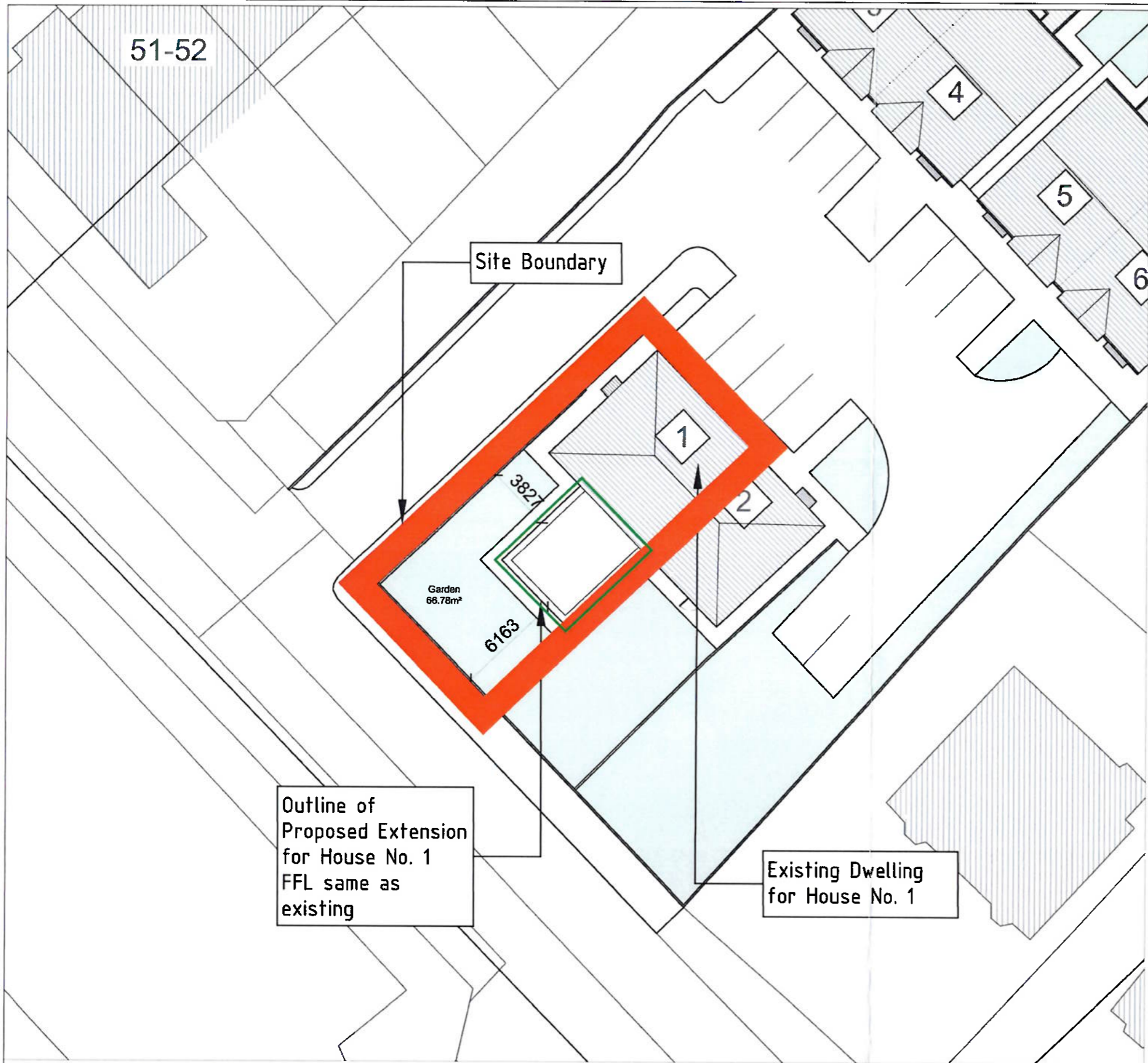
CLIENT  
**Pat Lehane**

JOB TITLE  
**Proposed Extension at No. 1 Emerald View**

DRAWING TITLE  
**1:1000 OS Map**

Project number	<b>OS- 02</b>	
Date		April 2024
Drawn by		EMK
Checked by		GMC
Scale	1 : 1000	

OS Ireland Licence No: AR 0119816



EXISTING DWELLING  
 PROPOSED EXTENSION  
 SITE BOUNDARY

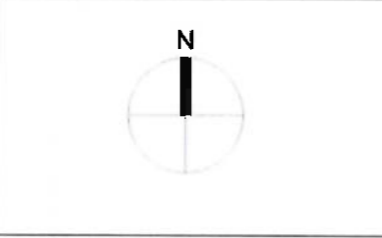
**HOUSE TYPE 1:**  
 Existing Ground Floor Area = 110.43m<sup>2</sup>  
 Proposed Ground Floor Area = 27.18m<sup>2</sup>

Outline of Proposed Extension for House No. 1  
 FFL same as existing

Existing Dwelling for House No. 1

Description:  
 Digital Landscape Model (DLM)  
 Publisher / Source:  
 Ordnance Survey Ireland (OSI)  
 Data Source / Reference:  
 PRIME2  
 File Format:  
 Autodesk AutoCAD (DWG\_R2013)  
 File Name:  
 v\_50394617\_1.dwg  
 Clip Extent / Area of Interest (AOI):  
 LLX,LLY= 566338.7141,574529.6407  
 LRX,LRX= 566921.7141,574959.6407  
 ULX,ULY= 566338.7141,574959.6407  
 ULR,ULY= 566921.7141,574959.6407  
 Projection / Spatial Reference:  
 Projection= IRENET95\_Irish\_Transverse\_Mercator  
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No.	Description	Date

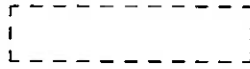
CLIENT  
**Pat Lehane**  
 JOB TITLE  
**Proposed Extension at No. 1 Emerald View**

DRAWING TITLE  
**1:250 Site Layout Plan**  
 Project number  
 Date April 2024  
 Drawn by EMK  
 Checked by GMC  
**SLP- 01**  
 Scale 1 : 250

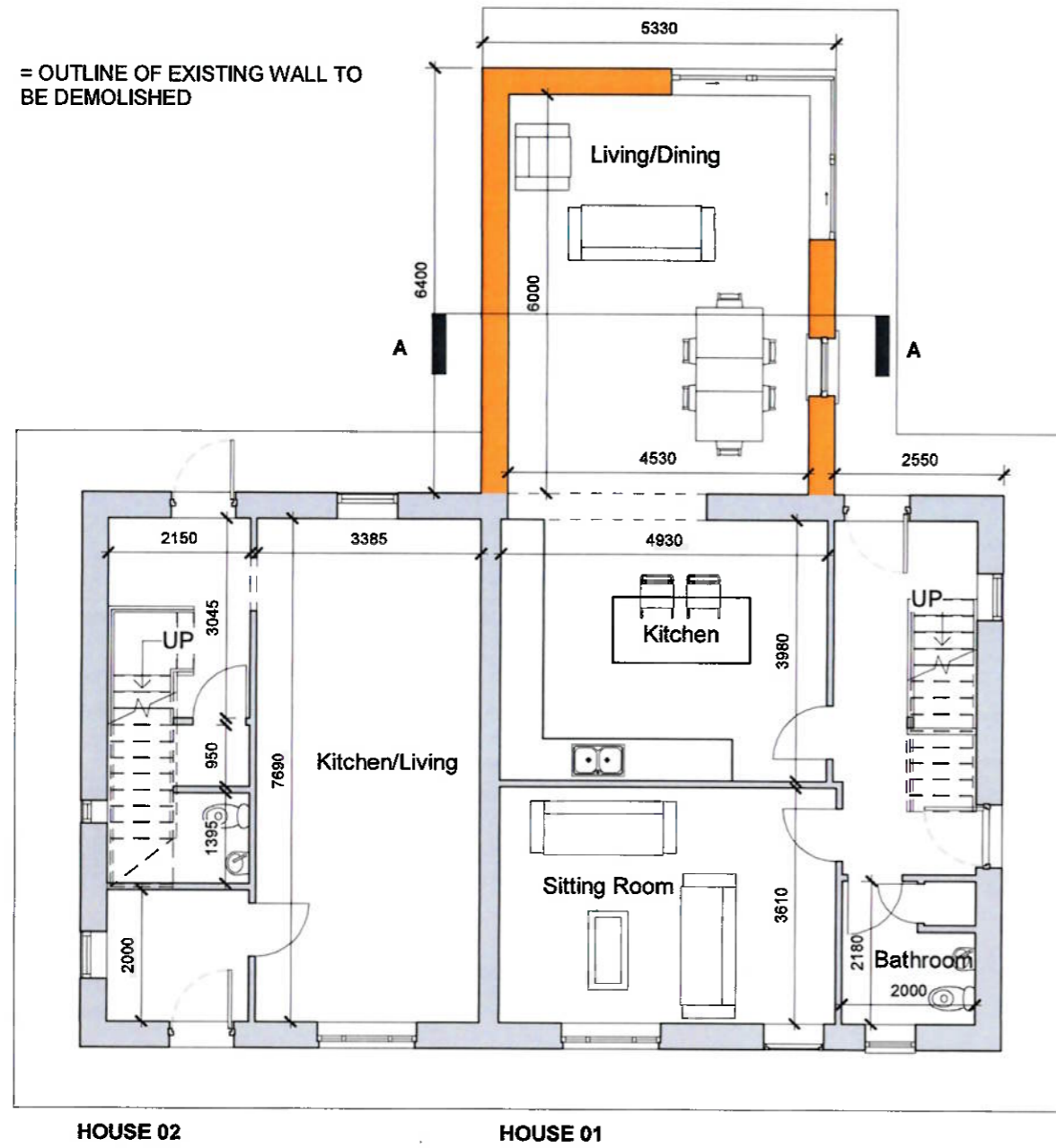




= OUTLINE OF PROPOSED EXTENSION



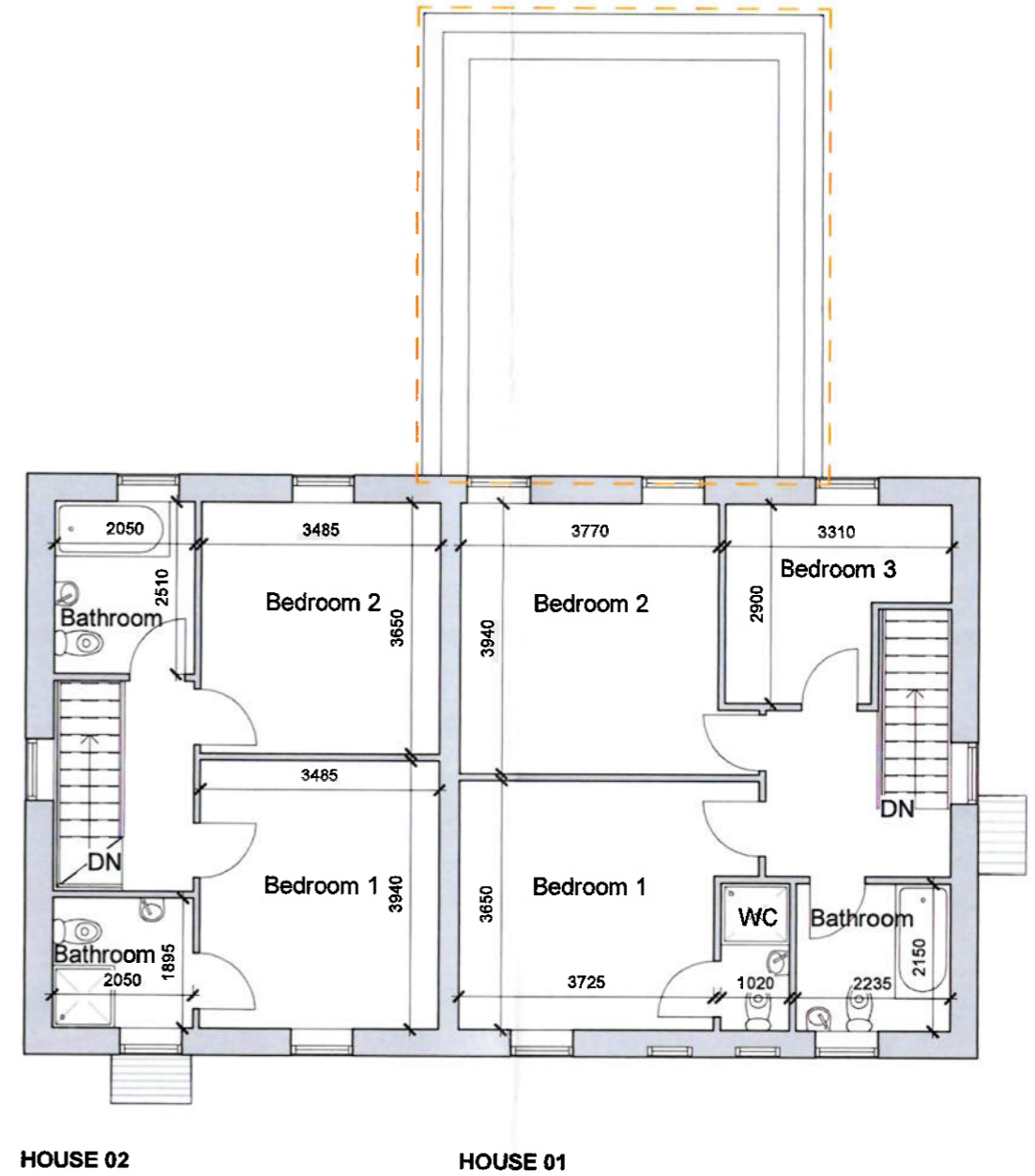
= OUTLINE OF EXISTING WALL TO BE DEMOLISHED



## Ground Floor Plan

1 : 100

House 01  
Proposed extension floor area = 27.18 sq.m



## First Floor Plan

1 : 100



72 Main Street, Macroom, Co. Cork  
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Email: info@gmccarchitects.ie

Figured dimensions to be taken in preference  
Architect to be informed of any discrepancies  
before work proceeds.  
Contractor to check all dimensions on site  
before commencement of work.  
Large scale drawings take preference over  
smaller drawings.  
This drawing is copyright.  
**IF IN DOUBT, ASK!**

No.	Description	Date

CLIENT <b>Pat Lehane</b>		DRAWING TITLE <b>Floor Plans</b>	
JOB TITLE <b>HOUSE TYPE 01&amp;02 - Proposed Extension</b>		Project number N/A	<b>A101</b>
		Date Apr. 2024	
		Drawn by EMK	
		Checked by GMC	
		Scale	As indicated

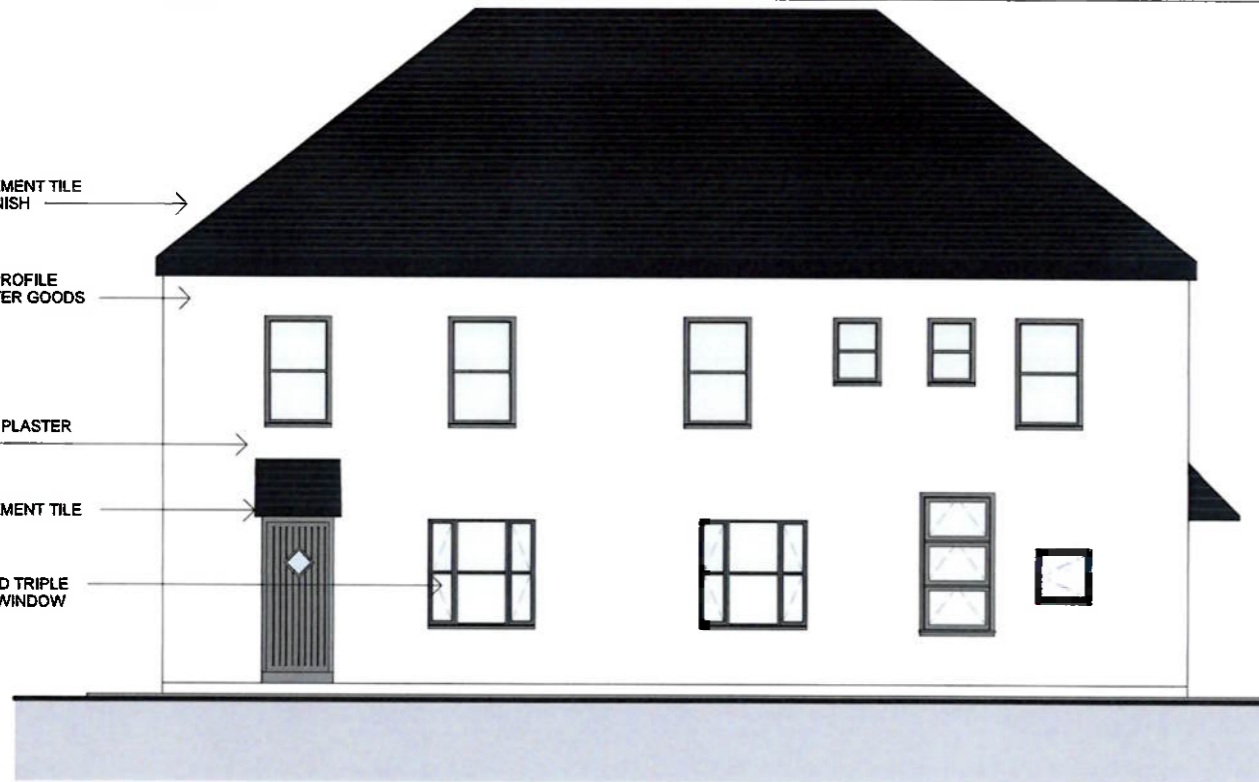
FIBRE CEMENT TILE ROOF FINISH

ROUND PROFILE RAINWATER GOODS

SMOOTH PLASTER FINISH

FIBRE CEMENT TILE CANOPY

SELECTED TRIPLE GLAZED WINDOW UNITS



### Front Elevation

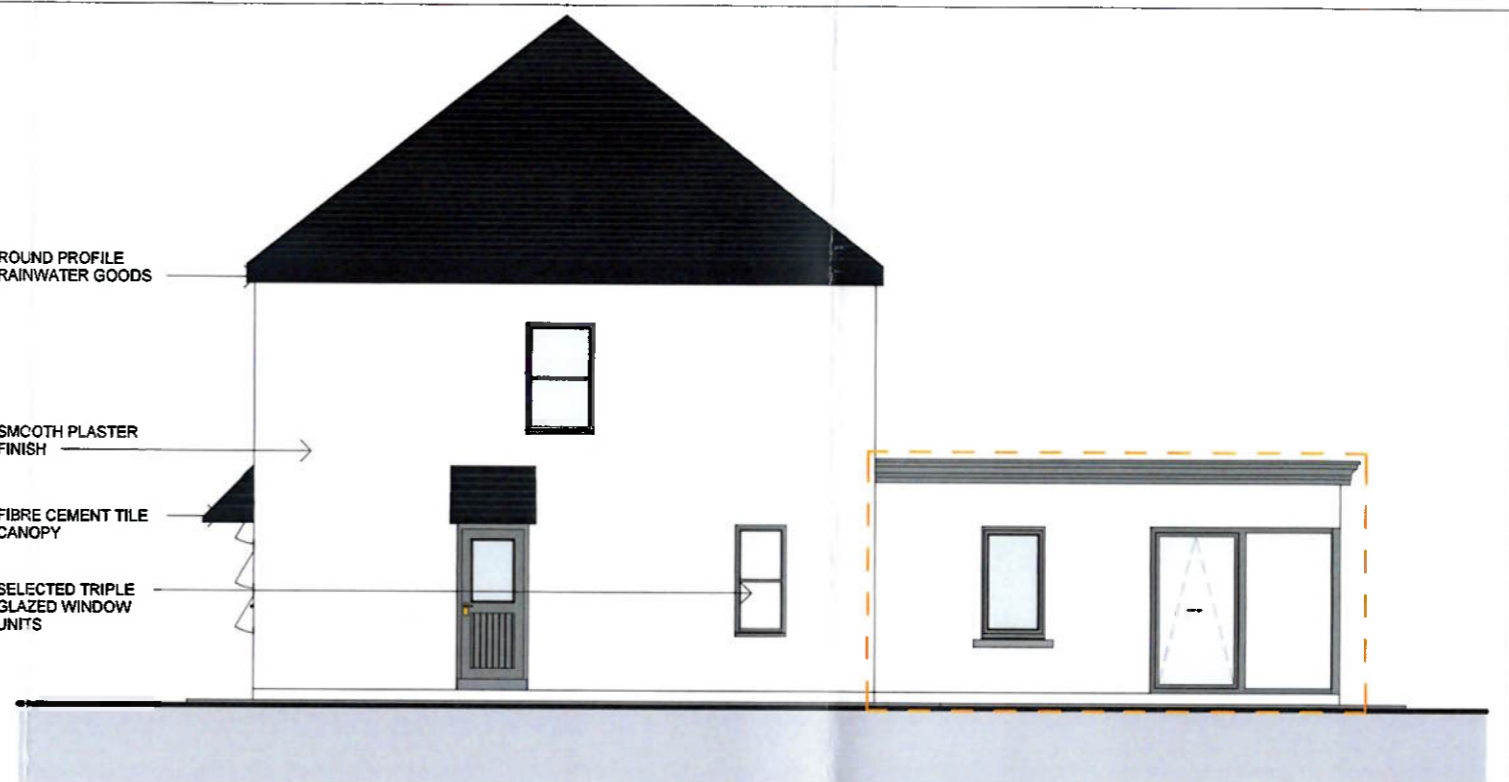
1 : 100

ROUND PROFILE RAINWATER GOODS

SMOOTH PLASTER FINISH

FIBRE CEMENT TILE CANOPY

SELECTED TRIPLE GLAZED WINDOW UNITS



### Side Elevation

1 : 100

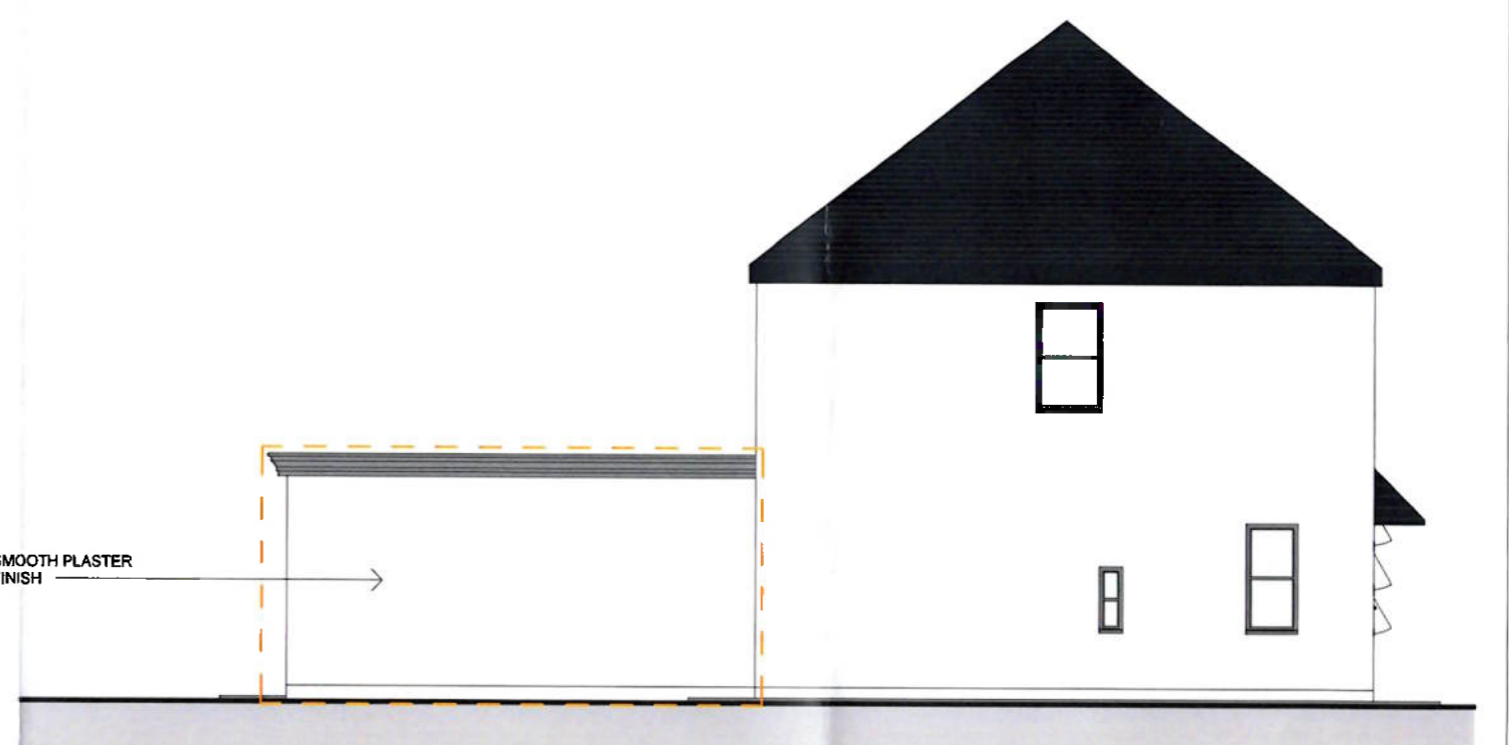
SMOOTH PLASTER FINISH



### Rear Elevation

1 : 100

SMOOTH PLASTER FINISH



### Side Elevation

1 : 100



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No.	Description	Date

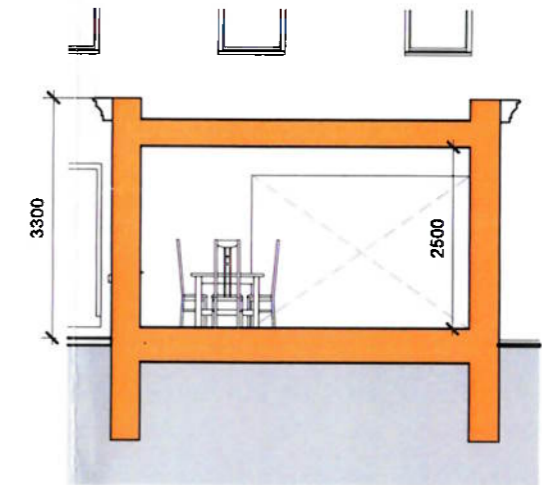
CLIENT Pat Lehane	DRAWING TITLE Elevations	
JOB TITLE HOUSE TYPE 01&02 - Proposed Extension	Project number Date Drawn by Checked by	N/A Apr. 2024 EMK GMC
A102		Scale 1 : 100



= OUTLINE OF PROPOSED EXTENSION



= OUTLINE OF EXISTING WALL TO BE DEMOLISHED



### Section A-A

1 : 100



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No.	Description	Date

CLIENT  
**Pat Lehane**

JOB TITLE  
**HOUSE TYPE 01&02 - Proposed  
Extension**

DRAWING TITLE 3D Views & Section A-A		A103
Project number	N/A	
Date	Apr. 2024	
Drawn by	KOB	
Checked by	GMC	
Scale	As indicated	